

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: Request for a side yard (south) setback variance from 20 feet to 10 feet for a proposed manufactured home in R-M1 (Single Family Mobile Home Residential District); (Peggi Smith, applicant).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

Agenda Date 12/4/06 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a side yard (south) setback variance from 20 feet to 10 feet for a proposed manufactured home in R-M1 (Single Family Mobile Home Residential District); or
2. **DENY** the request for a side yard (south) setback variance from 20 feet to 10 feet for a proposed manufactured home in R-M1 (Single Family Mobile Home Residential District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	<p>Applicant: Peggi Smith</p> <p>Owner: Peggi Smith</p> <p>Location: 185 Lake Shore Drive</p> <p>Zoning: R-M1 (Single Family Mobile Home Residential District)</p> <p>Subdivision: Mobile Manor 2nd Sec</p>
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to place a 52-foot by 32-foot 2006 doublewide manufactured home (1,664 square feet) that would encroach 10 feet into the required 20-foot side setback on corner lots. • County aerials show that an old mobile home was removed from this property in 2006. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.

STAFF FINDINGS	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• This is a replacement of an old mobile home. The subject property and placement of the 2006 manufactured home is consistent with the surrounding properties and development pattern of the neighborhood.• The placement of the mobile home setback from the street allows for better visibility at the curve of Lake Shore Drive.• Special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.• Special conditions and circumstances did not result from the actions of the applicant.• The granting of the variance requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variances granted is the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would not retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would be in harmony with the general intent of Chapter 30.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the board should decide to grant a variance, staff recommends the following conditions of approval:<ul style="list-style-type: none">• Any variance granted shall apply only to the manufactured home as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BV2006-18
Meeting Date 12-4-06

COPY



VARIANCE APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Peggy A. Smith

Address: 185 - Lake Shore Drive City: Alt Spr. Zip code: 32704

Project Address: 725 - North Lake Blvd. #77 City: Alt Spr. Zip code: 32701

Contact number(s): 407-339-0017 or 407-739-5999

Email address: PSmith8@cfl.rr.com

Is the property available for inspection without an appointment? ☒ Yes ☐ No

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input checked="" type="checkbox"/> New Single Family Home	Please describe: <u>Manufactured home 52x32 2006 double wide</u>
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

What type of variance is this request?				
<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Side street setback	Required setback:	<u>20</u>	Proposed setback:	<u>10</u>
<input type="checkbox"/> Fence height	Required height:		Proposed height:	
<input type="checkbox"/> Building height	Required height:		Proposed height:	
Use below for additional yard setback variance requests:				
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Total number of variances requested <u>1</u>				

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED UNLESS ALL OF THE INFORMATION IN THE VARIANCE APPLICATION AND SUBMITTAL CHECKLIST ARE PROVIDED TO THE PLANNING DIVISION.

Signed: PA Smith

\\IS_CSB\is_csb\vol2\pl\projects\boa\applications 2006\Application Variance 2006.doc

10-10-06P01:32 RCVD

FOR OFFICE USE ONLY

Date Submitted: 10-10-06

Reviewed By: _____

Tax parcel number: 03-21-29-505-0100-0080 Zoning/FLU R-M1/MOR

☐ Legally created parcel (1971 tax roll, 5-acre dev, lot split)

☐ Platted Lot (check easements as shown on lots, in notes or in dedication)

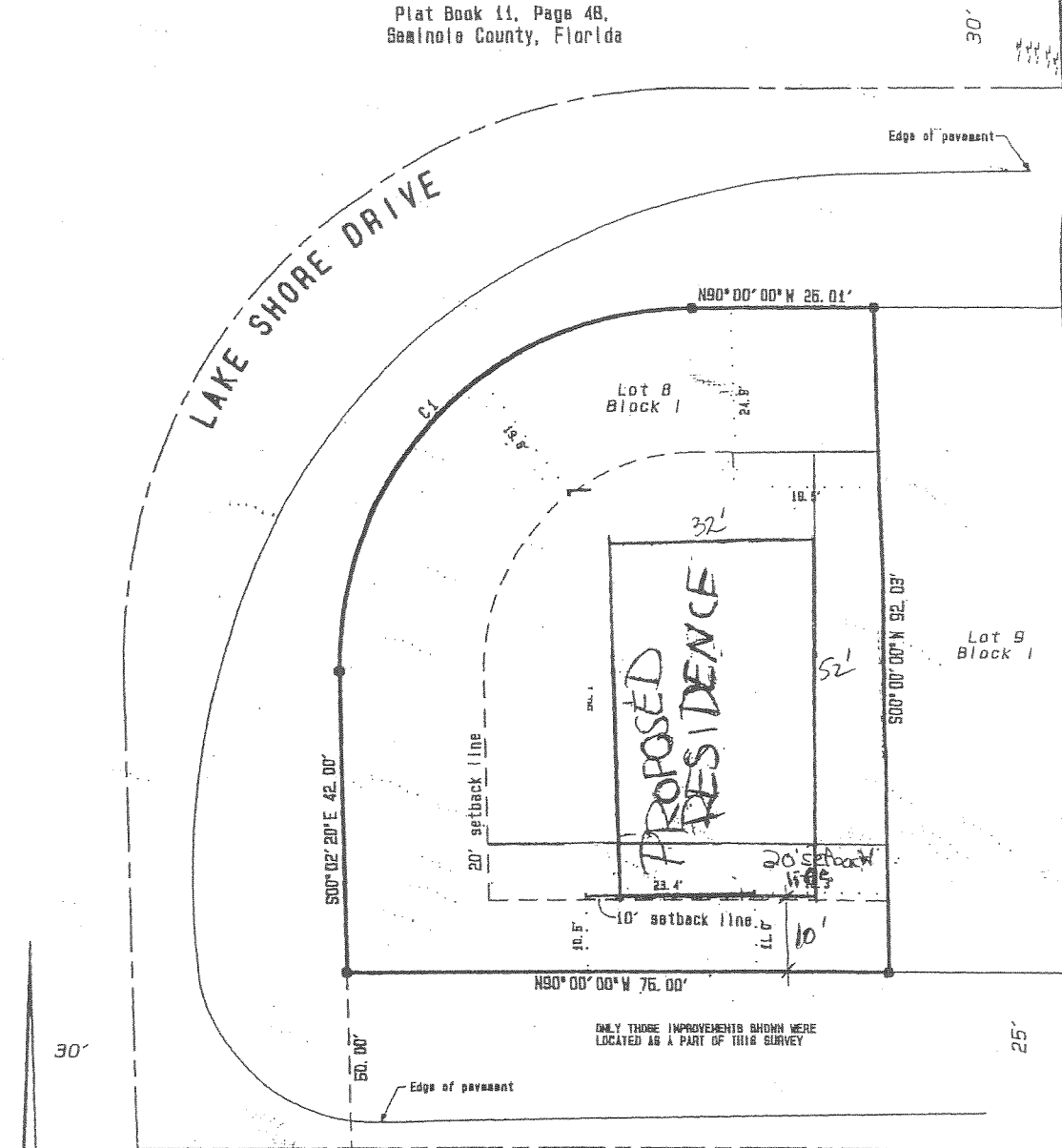
☐ Lot size _____ ☐ Meets minimum size and width

☐ Application and checklist complete

Notes: _____

Boundary Survey for Bobby Shaw & Peggy Smith

Lot B, Block 1,
MOBILE MANOR SECOND SECTION
Plat Book 11, Page 48,
Seminole County, Florida



ONLY THOSE IMPROVEMENTS SHOWN WERE
LOCATED AS A PART OF THIS SURVEY

ALMA DRIVE

Southwest corner Lot 10

Legend

- = Recovered 4"x4" Concrete Monument
- = Set 4"x4" Concrete Monument *LB6300
- ▲ = Recovered 5/8" Iron Rod no.
- × = Recovered X Cut In concrete
- = Recovered Iron Rod or Pipe as shown
- = Set 1/2" Iron Rod *LB6300
- ◇ = Light Pole as shown
- = 6" Wood Fence
- - - = 4" Chain link fence
- = Fence as shown
- = Concrete Slab

A-Central Angle L-Arc R-Radius R/W-Right of Way
A/C-Air Conditioner (A)-Radial (WA)-Non-Radius
(P)-Point (M)-Measured (C)-Calculated (D)-Dead
POB-Point of Beginning POC-Point of Commencement
POL-Point On Line

Bearings are based on the
centerline of Alma Drive
as being N90°00'00"E, assumed

Curve	Radius	Delta	Length
C1(M)	60.00'	90°03'11"	78.69
C1(P)	60.00'	90°02'20"	78.67

This Survey Certified To:
Bobby Shaw
Peggy Smith

Not valid without the signature and the original
raised seal of a Florida licensed surveyor and
mapper. Additions and deletions to survey maps,
sketches or reports by other than the original
party or parties is prohibited without written
consent of the original party or parties.

Michael K. Gellies/ PLS #4607
For the Firm of Altamonte Surveying
and Platting, Inc. #123350

SCALE: 1" = 20'
REVIEWED BY: WMS
DRAWN BY: SAH
DATE: February 16, 2006
JOB No.: 25368
Revised:

This survey is certified to and prepared for the
sole and exclusive benefit of the entities and/
or individuals listed and shall not be relied on
by any other entity or individual whosesoever.

Underground foundations and/or improvements were
not located as a part of this survey.

Legal Description furnished by
client (unless otherwise noted)

This is to certify that I
have reviewed the Flood
Insurance Rating Map (FIRM),
Panel Number 120390 D120 E,
Dated 4/17/95 and determined
that the lands shown hereon
lies in Flood Zone "X".

ALTAMONTE SURVEYING AND PLATTING, INC.

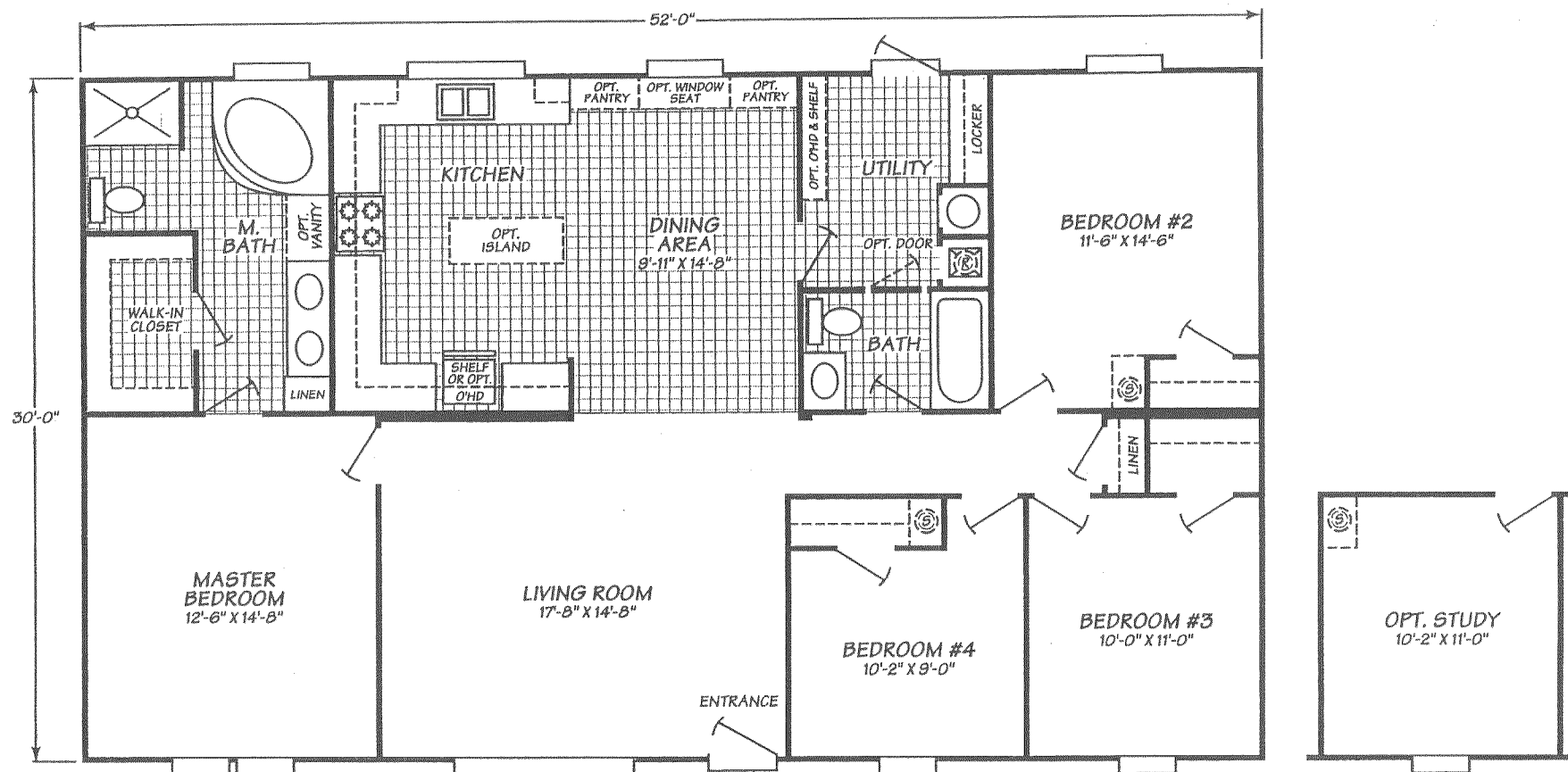
Phone (407) 862-7555

496 Douglas Avenue, Suite 1505 F
Altamonte Springs, Florida 32714



Eagle Trace Series Model 0524E

4 Bedrooms • 2 Baths • 1,560 Square Feet

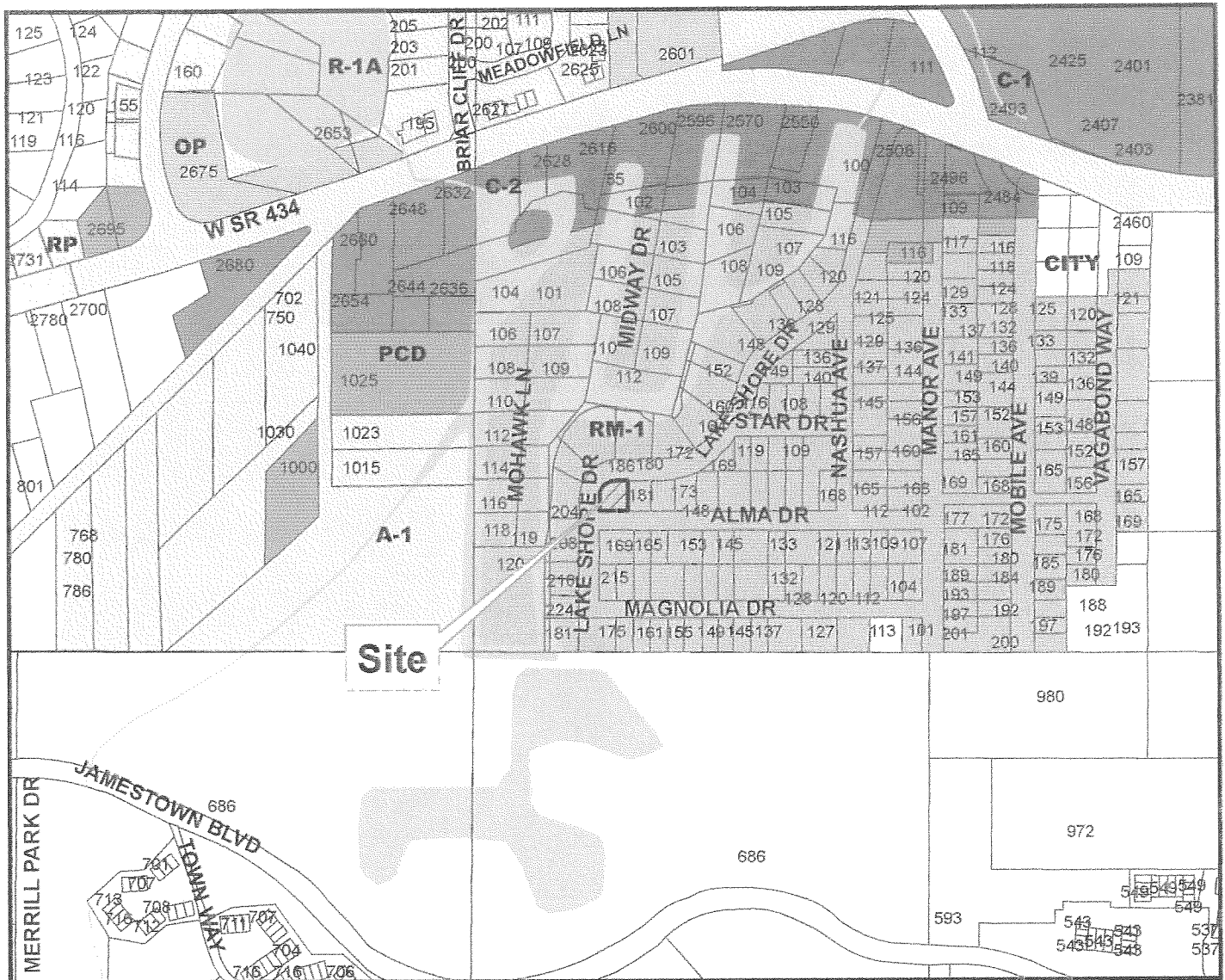


Windows shown reflect standard aluminum windows. Selection of optional thermal pane (vinyl) windows may affect the size and number of windows.

Fleetwood Homes reserves the right to change colors, prices, specifications, models, dimensions and materials without notice. Rendering and diagrams are meant to be representative and, in keeping with Fleetwood's policy of constant updating and improvement, may vary from the actual home. All dimensions are nominal and approximated. Square footage is measured from exterior wall to exterior wall, and is an approximate figure. Length indicated in floorplans is floor length only. The length of the hitch is not included. (Add four feet to arrive at transportable length.) Ask your retailer for specifics. PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

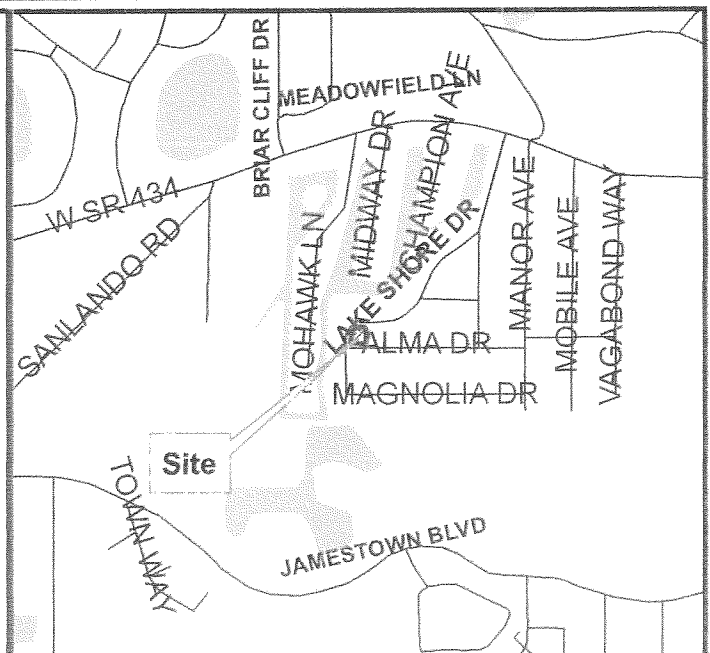
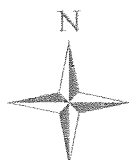
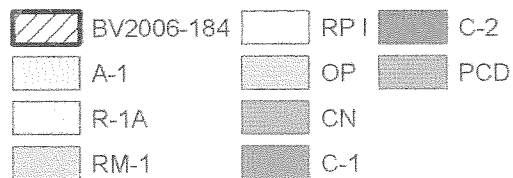
PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY, FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																																																											
GENERAL Parcel Id: 03-21-29-505-0100-0080 Owner: SMITH PEGGI Mailing Address: 725 S NORTHLAKE BLVD # 77 City, State, Zip Code: ALTAMONTE SPRINGS FL 32701 Property Address: 185 LAKE SHORE DR ALTAMONTE SPRINGS 32714 Subdivision Name: MOBILE MANOR 2ND SECTION Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 02-MOBILE/MANUFACTURED		2007 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$25,000 Land Value Ag: \$0 Just/Market Value: \$25,000 Assessed Value (SOH): \$25,000 Exempt Value: \$0 Taxable Value: \$25,000 Tax Estimator																																																									
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																											

**Peggi Smith
185 Lake Shore Dr
Corner of Lake Shore Drive & Alma Drive
Altamonte Springs, FL 32714**



**Seminole County Board of Adjustment
December 4, 2006
Case: BV2006-184 (Map 3155, Grid A4)
Parcel No: 03-21-29-505-0100-0080**

Zoning



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 4, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 8 BLK I MOBILE MANOR 2ND SEC PB 11 PG 48

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Peggi Smith
725 S Northlake Blvd #77
Altamonte Springs, FL 32701

Project Name: Lake Shore Drive (185)

Requested Development Approval:

Request for a side yard (south) setback variance from 20 feet to 10 feet for a proposed manufactured home in R-M1 (Single Family Mobile Home Residential District).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The variance granted will apply only to the manufactured home as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
April Boswell, AICP
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: